

URBAN DESIGN AND DEVELOPMENT CORPORATION Suite 10

4 Tannery Brook Row Somerville, MA 02144 617-718-1988

January 4, 2021

Office of the Town Manager 55 Main Street Westford, MA 01886

Re: Response to RFP for Disposition of 12 North Main Street

Urban Design and Development Corporation ("Urban") is pleased to have the opportunity to file the within response to the Request for Proposals released by the Town of Westford on November 18, 2020 ("RFP") with respect to the following properties:

- 1.) the former Main Mill building at 12 North Main Street (Westford Assessor Parcel 30-73)
- 2.) a vacant parcel used for non-exclusive access and egress (Parcel 30-70)
- 3.) the former site of an industrial incinerator (Parcel 30-69)

Urban owns or controls the following abutting properties:

- 1.) the land together with the former mill buildings at 10 North Main Street (Parcels 030-68, 030-68-1, and 30-72)
- 2.) the interior vacant parcel fronting on the roadway easement and presently in the name of Pivot Parcel Nominee Trust (Parcel 30-71)
- 3.) the vacant land known and numbered as 48 River Street (Parcel 30-66)

Each of the parcels is shown on Exhibit A to the RFP.

Urban has preliminarily determined that the site, though challenging, has realistic potential to once again become a landmark and the most significant component of the Graniteville Historic District. Urban is excited to work with the Town to reclaim and preserve this unique site.

It is the goal of Urban to redevelop the properties that had been used by the Abbot Worsted Company. It is obvious that the reclamation of this site and its devotion to productive uses compatible with the neighborhood of which they are a part is an exciting and worthwhile endeavor. It is equally obvious that the combination of the properties for development will present the most effective opportunity to arrest the deterioration of the Main Mill and to identify and implement appropriate remediation actions that will eliminate environmental constraints on best uses.

Urban's principals are the redevelopers of the former industrial MW Carr sites adjacent to Davis Square in Somerville. Urban has combined adaptive reuse of historic properties with new construction to create a unique residential community with more than 100 units in an eclectic and urbane setting that is environmentally sensitive. The adaptive reuse project and the new construction were separate, but complementary, developments. These developments were unprecedented in scope and use and were dismissed by the traditional development community as ephemeral. However, they set the trend for generating the highest per square foot residential and commercial sales in Somerville and surrounding communities. It is with this record of imaginative redevelopment that Urban approaches the challenges of this site with excitement and confidence.

The undersigned is the authorized and designated agent of Urban.

Very truly yours, Urban Design and Development Corporation

By Blair Galinsky

Secretary

blair@davis square lofts.com

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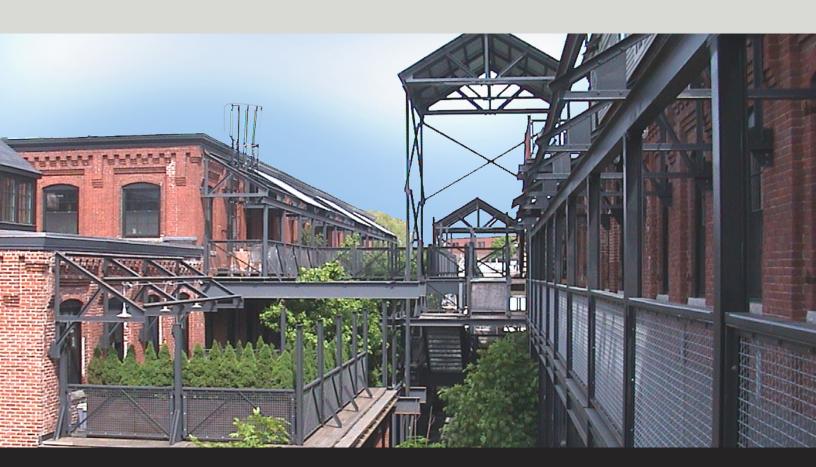
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ABOUT US

Urban Design / Development Corp. is a full-service real estate development firm. Permitting, general contracting, architecture, marketing, and property management are handled in-house. We have a deep commitment to nurturing the natural environment, creating caring communities, and designing meaningful developments. Construction methods, materials, and systems are used to reduce a building's ecological footprint and create a healthy, productive environment. We have demonstrated expertise in blending old and new buildings into thriving, vibrant communities.

- Historic Renovation
- New Construction
- Brownfield Reclamation
- Sustainable Design
- Creative Communities
- Over 30 yrs Experience



COMMUNITY BUILDING

M.W. CARR FACTORY LOFTS

2001 • \$20,000,000

Conversion of a mid-19th century metal and glass factory in Somerville, MA.

Urban Design / Development Corp. conducted brownfield cleanup and build-outs of 50 housing units with exposed brick, wood and concrete floors, and innovative "skywalk system" of integrated steel and fiberglass balconies and walkways to create outdoor balconies, maximize daylight, and provide cross ventilation for passive cooling.





DAVIS SQUARE COMMUNITY LOFTS

2009 • \$16,700,000

This project began with a conversion of a pillow factory into 6 custom lofts and grew into a development of 41 units over the course of ten years. The community stands as the focal attraction of this neighborhood of Somerville, blending old and new construction into sustainably designed, breathtaking buildings that have positively transformed and invigorated the area.

PRESERVATION / REMEDIATION

M.W. Carr Factory Lofts

BEFORE AFTER









Featured on site tours for National Brownfields Conference (2006) & National Conference for Urban Land Institute (2008)

PRESERVATION

Comfort Pillow Factory Lofts

BEFORE AFTER





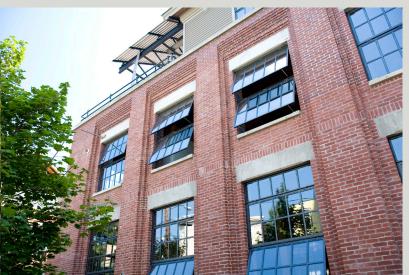




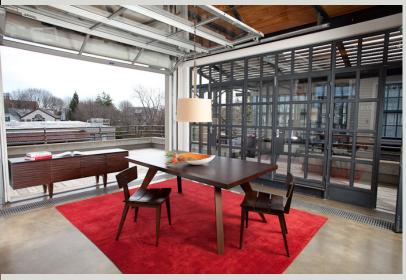
Massachusetts State Legislature (1998) & Somerville Historic Preservation (1997) Awards

NEW CONSTRUCTION

Davis Square Lofts













PORTFOLIO HIGHLIGHTS

NET-ZERO LOFTS

Howard Street

2017 • \$7,000,000



MIXED USE

Kirkland Street

1987 • \$3,900,000



RETAIL CONVERSION

Somerville Ave

1991 • \$2,300,000



NEW RETAIL

Porter Sq. Mall

1989 • \$12,000,000



Professional References

David Nagahiro, AIA, LEED AP

Principal and President CBT Architects 110 Canal Street Boston, MA 02114 617-262-4354

Sid Spiegel, Principal

NE Moves Mortgage, LLC 52 Second Avenue Waltham, MA 02451 617-593-4145

Joseph A. Curtatone, Mayor

City of Somerville City Hall 93 Highland Avenue Somerville, MA 0214 617-625-6600 (2100)

Peter Shelley, Senior Counsel John Kassel, former President

Conservation Law Foundation 62 Summer Street Boston, MA 02110 617-350-0990

Fred Maloof, Vice President

The Savings Bank 357 Main Street Wakefield, MA 01880 781-224-3565

Price Proposal Form

Price Please write your proposal offer:
Five Thousand Dollars
Print/Type your proposal above in written form
\$5,000.00_
Print/Type your proposal above in number form
Note: Both the written form and the number form should indicate the same total amount. If there is a conflict between the written form and the number form amounts, the written form will control.
<u>Urban Design and Development Corporation</u> Name of Proposer
Blair Galinsky
Name of person signing proposal
Pole: Cealinsles
Signature of person signing proposal
<u>January 4, 2021</u> <u>Date</u>
Secretary, Urban Design and Development Corporation Title
Suite 10, 4 Tannery Brook Row, Somerville, MA 02144 Address

Somerville, Massachusetts 02145

REMITTER: URBAN DESIGN AND DEVELOPMENT CORPO

DATE 12/18/20

PAY TO THE

ORDER OF

TOWN OF WESTFORD

EXACTLY **5,000 AND 00/100 DOLLARS

\$

\$5,000.00

TREASURER'S CHECK

TWO SIGNATURES REQUIRED

Century Bank

Somerville, Massachusetts 02145

99097489

REMITTER:

URBAN DESIGN AND DEVELOPMENT CORPO DATE 12/18/20

BRANCH:

0806

TOWN OF WESTFORD

EXACTLY **5,000 AND 00/100 DOLLARS

\$

\$5,000.00

CUSTOMER - FILE COPY

TREASURER'S CHECK

THE PURCHASE OF AN INDEMNITY BOND TWICE THE AMOUNT WILL BE REQUIRED BEFORE ANY TREASURER'S CHECK OF THIS BANK WILL BE REPLACED OR REFUNDED IN THE EVENT IT IS LOST, MISPLACED OR STOLEN.

CENTURY BANK

AUTHORIZED SIGNATURE

NOT NEGOTIABLE

Description of Development Proposal

The ultimate detailed development possibilities will include protecting the existing structures from further deterioration, performing engineering assessments of construction alternatives¹ and identifying environmental remediation actions that will place the site in a compliance posture and available for residential and/or commercial uses. These actions are necessary to enable the presentation of a realistic and specific development proposal for permitting and financing.

Proposed Uses

Urban's present intention and hope is to create sixty (60) or more residential units in a series of complementary buildings that take advantage of the site's unique characteristics, an initiative which will include the creation of attractive and convenient public access to Stony Brook.

It is anticipated that the market opportunities that will support reclamation shall be primarily residential. Urban shall also examine the feasibility of independent or complementary commercial uses of this campus-like property.

It is hoped and expected that all of the existing buildings can be saved in whole or in part. In addition, the storage building that was adjacent to Davin will be reconstructed with a building of similar size and design. It is also Urban's intention to determine the feasibility of the reconstruction on the existing foundation of the White Mill building to the rear of the Main Mill.

The planning process shall also include an examination of the capacity of 48 River Street to provide development activities in support of the reclamation of the former mill site as an integrated and active whole (e.g., parking and/or waste water treatment facilities, and/or the reconstruction of mill properties, etc.).

3

¹ Reference is made to the REUSE CONCEPTS prepared in 2015 by Bargmann Hendries + Archetype, Inc. as illustrations of layouts that may be possible if physical and environmental constraints are properly quantified and economically achievable.

Estimated Square Footages

The following are estimates of proposed square footage²:

Building		Squa	re Feet	Proposed Use		
Name	Label	Existing	Proposed	Residential	Commercial	
Main Mill	12	33,500	32,000	✓		
Restored White Mill	12-X	-	5,200	✓		
Wash House	10-A	16,600	16,600	✓		
West Loft	10-B	6,000	6,000	✓		
East Loft	10-C	8,000	8,000	✓		
North Loft Restoration	10-D	-	7,500		✓	
Davin Engineering	10-E	875	875		✓	
Total		64,975	76,175			

Intended Market

The site is located in one of the Commonwealth's most attractive residential communities with ease of access to the regional highway grid. It is axiomatic that a well designed and constructed residential development will generate positive market response. The challenges are to arrest the deterioration of the existing structure, identify and implement necessary remediation actions and creatively design a complex which preserves and enhances the sense of an integrated or unified whole. Urban is confident that these challenges can be met.

Benefits

Some of the benefits attendant to anticipated activities include: the arresting of the deterioration of 12 North Main Street; the creation of a residential and mixed use community that is congruent with the site's history and the neighborhood; the expansion of the tax base; and the creation of public access to Stony Brook.

² These figures are not reduced to reflect the present loss of floor area due to demolition and/or deterioration.

Renovation and Permits

All reclamation, rehabilitation and new construction shall comply with applicable local state and federal requirements, as well as with local zoning and State Building Code.

Permits shall include, *inter alia*: Building Permits; Conservation Commission Approvals; Board of Health sewage disposal; ZBA variances for new construction and affordable housing requirements; DEP hazardous material compliance; hydroelectric approvals; etc.

Section 8 Compliance

Completeness

The proposal is clear and comprehensive to the extent permitted by the current understanding of the physical condition of the existing building and potential remediation requirements.

Schedule

It is expected that development shall begin within two (2) years and shall be pursued continuously until completion.

Financial Viability

Urban has not presented this potential development to prospective lenders because of the uncertainty of the site conditions and the lack of a definitive development plans and specifications. However, Urban has confidence that a sound development proposal will be attractive to prospective lenders.

Similar Projects

Urban's several developments in Cambridge and Somerville make it clear that is has the imagination and persistence necessary to plan and pursue the contemplated activities. It is Urban's credo that no former industrial site in Massachusetts is such that it cannot be reclaimed and devoted to uses that are exciting, efficient, economically viable and environmentally sensitive.

Financial Strength

The amount of investment to be generated by the contemplated activities is presently indeterminate because of the unknowns, but is anticipated to be approximately \$20,000,000.

Financial Benefit

It is premature to assess the ultimate financial benefit to the Town, but it will begin with the removal of this deteriorating and expensive structure and its attendant exposure from the Town's balance sheet. If the development proceeds, it is very likely that annual property tax revenues shall be far in excess of \$60,000.00 per year.

Public Access

There will be an easement provided for public access to Stony Brook and connection to existing ecological trail network.

Preservation of Existing Building

This is a priority of the development proposal because this is the area's centerpiece and critical component of Graniteville's local history.

Remediation/Public Benefits

Environmental remediation is the most significant and critical component of any effort to reclaim this site. As owner of the abutting properties, Urban is best positioned to provide support for the identification and pursuit of reasonable remediation actions, Urban has unique developments in Somerville which reflect a willingness and ability to create activities that are vital and contributing neighbors to its surrounding community. These experiences are the basis for Urban's confidence that the Abbot Worsted Company's properties can be reclaimed.

Risk Analysis

A precise and reliable risk analysis of the entire project can be performed, after the appropriate environmental assessment of the site has been performed. It is necessary to identify what must be done to comply with environmental requirements and what impacts or limitations are imposed upon the site because of contaminants, if any, that cannot effectively be removed or contained so as to permit residential occupancy.

The presence of contaminants throughout the site requires that there be a coordinated analysis of existing conditions and identification of necessary remediation actions Urban and the Town. Urban is confident that cost effective remediation actions can be achieved.

Schedule and Closing Date

Step	Duration (Months)
Submission of Response (January 4, 2021)	-
Purchase and Sale Agreement	2
Environmental Review	4
Schematic Design of Site and Buildings	4
Engineering Analysis: groundwater, septic system(s)	4
Septic Design Approvals	4
Planning Board and/or ZBA Approvals, including variances	6
Conservation Commission Approval(s)	6
Building Permits	4
Closing	2
Construction Commencement	24

Much of the permitting shall be concurrent, so the development is expected to be ready for the commencement of construction within two (2) years so long as necessary remediation is identified with costs that can be effectively met as a reasonable component of development costs. The schedule and feasibility of the proposed activities are directly dependent of the timely achievement of a cost-effective remediation plan. It is noted that the continued deterioration of the existing building should be arrested by the installation of bracing supports.

Site Plan

The attached Site Plan is illustrative of the potential that is presented:

Structures

The five (5) existing buildings will be retained and two (2) additional structures may be reconstructed. As details emerge, the septic capacity of the site is a critical factor which may ultimately require a waste water treatment facility.

Parking /Loading

Parking shall be located at various locations throughout the site (e.g., on the ground level of the existing building, at surface locations and in new structure on vacant parcel). The structured parking shall not be a garage, but deck parking with solar and green appointments to ensure a harmonious design that is eco-friendly.

Landscaping and open space areas, including public access to Stony Brook River

Landscaping shall be provided throughout the site and a public trail shall be created along Stony Brook.

Location of sanitary septic services

It is anticipated that the sanitary septic system shall be located near North Main Street as shown on Site Plan.

On-site vehicular and pedestrian circulation

There will be sidewalks and pathways throughout site servicing users; one-way vehicular access from North Main Street and egress to River Street to promote traffic safety. The public access to Stony Brook will include a Public Viewing area.

Any connection/easements and/or shared facilities None anticipated.

Remediation Plan

Urban's environmental engineering consultant, Stantec Consulting Services, Inc., ("Stantec"), shall perform a review and analysis of all existing data concerning the status and conditions of both 10 and 12 North Main Street. Stantec shall advise Urban as to the apparent nature and extent of environmental conditions and the steps and processes to be followed in order to enable Urban to accept title to the property.

If analysis by Stantec shows 12 North Main Street to be benign, then the project shall proceed. If the analysis determines that additional testing and/or remediation is required, then Urban shall decide whether to act directly or to cancel this transaction. If Urban is unable to clean the site directly, it will cooperate with the Town to identify and pursue alternative approaches that will allow the development of an integrated mill site.

Preservation Plan

The goal is to preserve and reconstruct buildings that comprised the site of the Abbot Worsted Company. Any preservation plan is contingent upon cost effective potential. In this regard, the performance of environmental analysis is the primary and essential development component. Once the extent of remediation activities and their attendant costs are identified, development details will follow. Urban anticipates that the actions and costs to be identified will prove to be economically achievable and shall, accordingly, provide the platform for exciting development potential.

Proposal Security

A check in the amount of \$5,000.00 is included with the original submission.

Project Financing and Financial Analysis

It is premature to specify project financing to the extent that it relies upon the definition of 'project'. A definitive development proposal requires that the environmental constraints be eliminated in a cost-effective manner and that permitted and/or economically viable uses be identified.

The environmental analysis shall be pursued by Urban.

Notwithstanding the incomplete nature of the environmental analysis, it is anticipated that the site will accommodate at least sixty (60) residential units and that the attached proforma is a reliable estimate of the viability of such an initiative.

Projection of Municipal Revenues

The ultimate level of municipal revenues is also presently unknown. However, if all stakeholders participate in identifying and eliminating environmental constraints, it is anticipated that a residential and/or commercial development of significance shall become a reality and generate an estimated municipal annual revenue of \$100,000.00.

Conditions of this Response

Site Access

Approval by the Town of the location of driveways to North Main and River Streets.

Wastewater Disposal Permit(s)

All applicable governmental approvals for wastewater disposal system(s).

Environmental Testing

Urban and Stantec will provide analysis of all existing environmental data in order to assess the site. If the site review is favorable, the transaction shall proceed. If the assessment reflects substantial contamination and/or remediation, Urban shall have the absolute right and discretion to withdraw. This discretion shall not preclude Urban and the Town from examining joint efforts to achieve acceptable environmental closure.

Local Representative

It is a requirement of proceeding that the Town designate a representative, subject to the reasonable approval of Urban, to be a liaison between Urban and the various boards, agencies, departments and commissions of the Town.

Approvals

Urban retains the absolute right to determine the adequacy of any and all permits as may be deemed necessary to proceed, including, without limiting the generality of the foregoing, zoning, special permits, variances, wetlands, state building code, 21E, affordable housing waiver, historic compliance, etc.

Water Rights

Urban requires that the deed of 12 North Main Street include the water rights to 12 North Main Street for potential hydroelectrical use.

Purchase & Sale Agreement

Urban, acting for itself and/or a single purpose Massachusetts corporate entity, reserves the right to negotiate the terms and conditions of the proposed P&S Agreement to reflect the unique nature and requirements of the anticipated disposition process. For example, Urban does not presently:

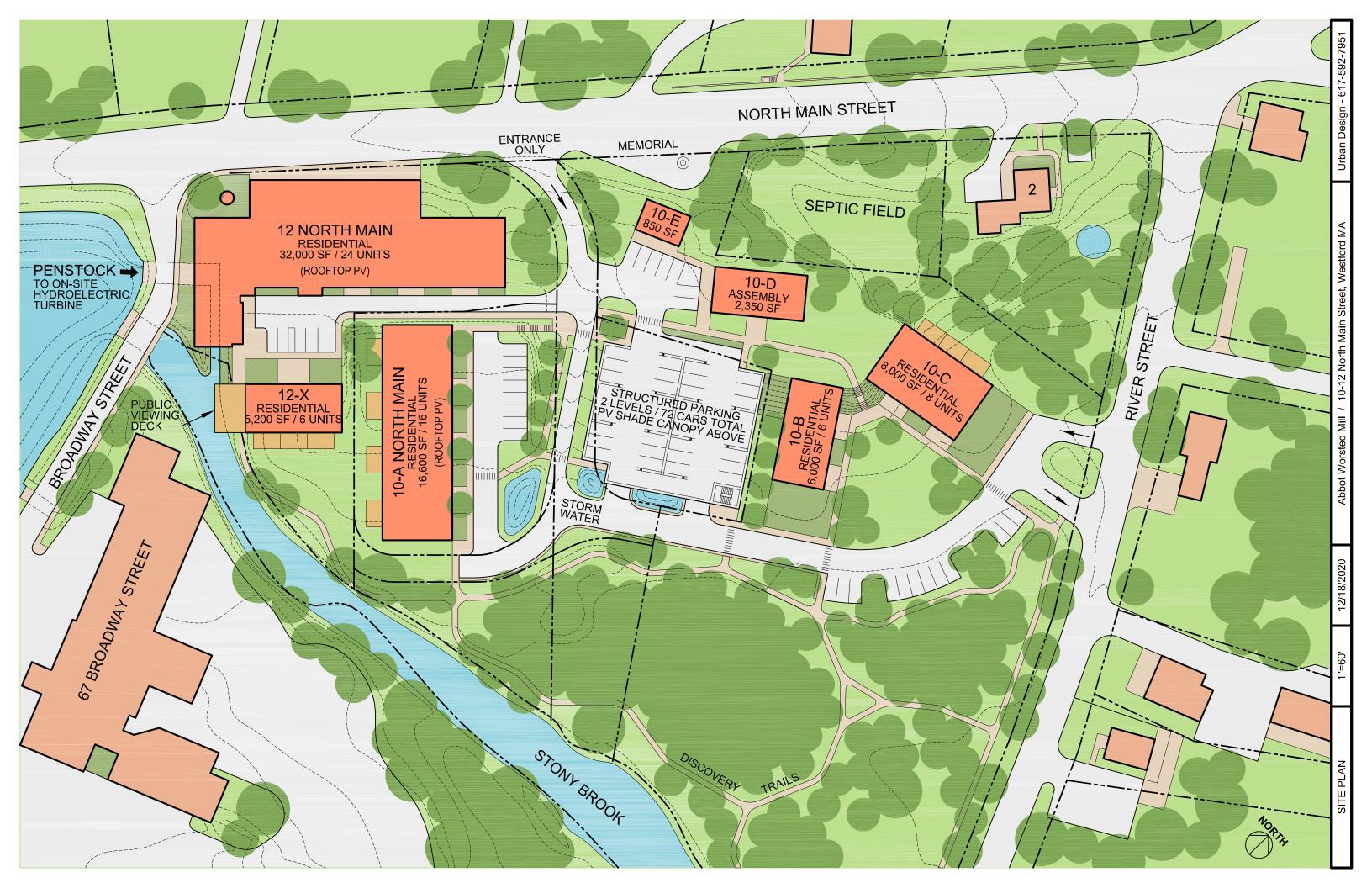
- 1.) Accept an obligation to perform a title inspection prior to a determination that the environmental constraints are such that acquisition is imminent or likely
- 2.) Assume an unconditional obligation to upgrade the existing sewage disposal system, if any, to be compliant with Title 5 of the State Environmental Code
- 3.) Accept an obligation to accept the site "as is" and/or to indemnify the Town for claims relating to Hazardous Materials³

Preservation Restriction

The proposed Preservation Restriction contemplates an existing historic structure. The dilapidated condition of the building requires that no preservation restriction be negotiated and/or executed until and unless Urban determines that the same is practical and effective (i.e., of such form and content as complies with tax benefit requirements).

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³ It is anticipated that Urban and the Town will identify remediation actions that will ultimately ensure that the Town's liability is limited or eliminated.



Redevelopment of Abbot Worsted Mill 10-12 N. Main Street, Westford, MA

Urban Design

617-592-7951

Description:

Development of 60 dwelling units plus 3,200 SF commercial space.

OVERVIEW

January 4, 2021

	3,200 SF confinercial space.							
			USES		SOUR	CE	s	
		Tota	al Scheduled	Financed			Equity, Tax	
	SUMMARY of TOTAL DEVELOPMENT COST		Cost	Amount			Credits. Etc.	
1	LAND VALUE (clean and permitted)	\$	1,500,000	\$ -	0%	\$	1,500,000	100%
2	SITEWORK (see AIA G702 Section 02000) Demolition, Utilities, Garage, Septic, Landscape	\$	2,425,000	\$ 2,125,000	88%	\$	300,000	12%
3	CONSTRUCTION (see AIA G702 Section 03000 thru 16700)	\$	11,378,250	\$ 9,128,250	80%	\$	2,250,000	20%
4	ARCHITECTURE and ENGINEERING (see AIA G702 Sections 03000 thru 16000)	\$	786,500	\$ 386,500	49%	\$	400,000	51%
5	INDIRECT COST (see AIA G702 Section 01000)	\$	1,478,000	\$ 1,328,000	90%	\$	150,000	10%
6	CONTINGENCY (5% of Sitework & Construct'n)	\$	690,163	\$ 690,163	100%	\$	-	0%
7	TOTAL DEVELOPMENT COST	\$	18,257,913	\$ 13,657,913	75%	\$	4,600,000	25%

0	PER	ATIN	G PI	ROF	ORMA
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RENTAL INCOME (annual)

60 Units - Residential Rental Income \$ 1,440,000 3200 SF Commerial Rental Income \$ 54,000

GROSS RENTAL INCOME (annual) \$ 1,494,000

less Operating Expenses

 5% Property Mgmt, Admin
 \$ (74,700)

 5% Vacancy
 \$ (74,700)

 Repairs, Reserve, RE Taxes
 \$ (125,000)

TOTAL OPERATING EXPENSES \$ (274,400)

ANNUAL NET OPERATING RENTAL INCOME \$ 1,219,600

PERMANENT FINANCING

(completed, stabilized, leased)

Perm. Loan Rate

4.0%

Loan Period (years)

30

MAXIMUM PERMANENT LOAN AMOUNT

\$21,089,364

Redevelopment of Abbot Worsted Mill 10-12 N. Main Street Westford, MA

Urban Design

02700

02800

02900

02950

Road Construction

Planting

Parking at Grade (adjacent to bldg)

Site Restoration & Rehabilitation

617-592-7951

Description of Work:

Permitting, Sitework, and Construction of 60 dwelling units plus 3200 SF commercial space.

AIA G703 SUMMARY of TOTAL DEVELOPMENT COST

Central Bldg Bldg Bldg Bldg Bldg Bldg Bldg **CSI Number Description** Total Cost per Unit 10D **Facility** 10A 10B 10C 10E <u>12</u> 12X **Scheduled Cost** (60 units) (72 cars) (16 units) (6 units) (8 units) (2350 sf) (850 SF) (24 units) (6 units) CONSTRUCTION COSTS Use S-2 Use R-2 Use R-2 Use R-2 Use A Use A Use R-2 Use R-2 810,750 01000 **General Requirements** 13,513 201,000 130,000 53,000 56,000 29,000 14,750 273,500 53,500 515,000 8,583 115,000 85,000 30,000 30,000 15,000 10,000 200,000 30,000 01300 **Project Management** 43,000 717 18,000 2,500 2,500 2,500 2,500 01450 **Quality Control and Testing** 5,000 10,000 1,250 01510 **Temporary Utilities** 78,750 1,313 18,000 12,000 6,000 7,000 3,500 25,000 6,000 25,000 8,000 10,000 2,000 5,000 01530 **Temporary Construction** 90,000 1,500 15,000 5,000 20,000 3.000 2,500 01560 Barriers & Enclosures 49.000 817 15.000 8.000 3.000 1.500 1.000 15.000 7,500 01570 **Erosion Control** 35,000 583 10,000 5,000 3,500 3,500 1,500 500 3,500 02000 Sitework 2,425,000 40.417 445.000 501,000 172,500 188.500 120,000 73,000 734.000 191,000 **Utility Materials** 02080 150,000 2,500 35,000 25,000 15,000 15,000 10,000 5,000 35,000 10,000 165.000 2,750 25.000 25.000 15,000 02100 Site Remediation 100.000 1,000 8,000 10,000 60,000 17,000 25,000 02110 Aesbestos Abatement 833 10.000 02120 Transportation & Disposal 50.000 10.000 4.000 4.000 2,500 1.500 14.000 4,000 02125 Lead Abatement (before rebates) 47,000 783 25,000 5,000 5,000 2,000 10,000 700 02200 Site Preparation 42,000 10,000 5,000 5,000 5,000 5,000 2,000 5,000 5,000 150,000 2,500 25,000 10,000 15,000 100,000 02220 Site Demolition 783 02230 Site Clearing 47,000 15,000 5,000 5,000 5,000 5,000 2,000 5,000 5,000 02250 Shoring & Underpinning 50,000 833 20,000 30,000 02260 Excavation 60,000 1,000 25,000 10,000 2,500 2,500 10,000 10,000 65,000 1,083 25,000 10,000 4,000 4,000 7,000 2,000 5,000 8,000 02300 Earth Work 115,000 20.000 20.000 10,000 10.000 10,000 02510 Water Distribution 1,917 10,000 5.000 30.000 115,000 1,917 20,000 20,000 10,000 10,000 10,000 5,000 30,000 10,000 02520 Fire Suppression Distribution 02530 Sanitary Sewerage 565,000 9,417 35,000 150,000 35,000 35,000 20,000 15,000 225,000 50,000 02580 **Electrical Distribution** 150,000 2,500 35,000 25,000 15,000 15,000 10,000 5,000 35,000 10,000 02630 Storm Drainage 164,000 2,733 100,000 18,000 1,000 10,000 5,000 5,000 15,000 10,000 02660 **Drainage Containment** 50,000 833 15,000 1,000 5,000 5,000 2,500 1,500 10,000 10,000

40,000

25,000

10.000

125,000

125,000

95,000

35.000

2,083

2.083

1,583

583

PROJECT COSTS

January 4, 2021

1

25,000

50.000

10,000

5.000

10,000

15,000

10,000

3.000

10,000

15.000

10,000

3.000

10,000

10,000

10,000

3.000

5,000

10.000

5,000

2.000

15,000

15.000

15,000

5.000

10,000

10,000

10,000

4.000

	5	Total	Cost per Unit	Central	Bldg	Bldg	Bldg	Bldg	Bldg	Bldg	Bldg
CSI Number	<u>Description</u>	Scheduled Cost	(60 units)	<u>Facility</u>	<u>10A</u>	<u>10B</u>	<u>10C</u>	<u>10D</u>	<u>10E</u>	<u>12</u>	<u>12 X</u>
03000	Concrete	442,000	6,139	150,000	80,000	22,000	22,000	17,000	-	130,000	21,000
03100	Forms & Accessories	58,000	806	20,000	5,000	3,000	3,000	5,000	-	15,000	7,000
03210	Reinforcing Steel	84,000	1,167	30,000	15,000	4,000	4,000	7,000	-	20,000	4,000
03300	Concrete Slabs	265,000	3,681	100,000	50,000	10,000	10,000	5,000	-	80,000	10,000
03900	Concrete Restoration & Cleaning	35,000	486	-	10,000	5,000	5,000	-	-	15,000	-
04000	Masonry	745,000	10,347	45,000	30,000	10,000	10,000	5,000	10,000	625,000	10,000
04060	Masonry Mortar	125,000	1,736	-	-	-	-	5,000	10,000	110,000	-
04080	Anchorage & Reinforcement	50,000	694	15,000	10,000	-	-	-	-	25,000	-
04210	Clay Units (brick)	60,000	833	15,000	10,000	5,000	5,000	-	-	20,000	5,000
04220	Concrete Units	60,000	833	15,000	10,000	5,000	5,000	-	-	20,000	5,000
04910	Masonry Restoration	450,000	6,250	-	-	-	-	-	-	450,000	-
05000	Metals	1,355,000	18,819	675,000	85,000	35,000	35,000	10,000	-	480,000	35,000
05120	Structural Steel	655,000	9,097	350,000	25,000	10,000	10,000	-	-	250,000	10,000
05500	Fabrication	350,000	4,861	200,000	10,000	5,000	5,000	-	-	125,000	5,000
05510	Stairs	265,000	3,681	125,000	35,000	20,000	20,000	-	-	45,000	20,000
05520	Hand railings	50,000	694	-	15,000	-	-	10,000	-	25,000	-
05700	Ornamental Metal	20,000	278	-	-	-	-	-	-	20,000	-
05900	Metal Restoration	15,000	208	-	-	-	-	-	-	15,000	-
06000	Wood and Plastic	1,365,000	18,958	80,000	250,000	150,000	150,000	150,000	25,000	400,000	160,000
06060	Wood Materials	500,000	6,944	40,000	100,000	50,000	50,000	100,000	-	150,000	10,000
06100	Rough Carpentry	865,000	12,014	40,000	150,000	100,000	100,000	50,000	25,000	250,000	150,000
06200	FInish Carpentry	590,000	8,194	20,000	100,000	75,000	75,000	30,000	15,000	175,000	100,000
07000	Thermal and Moisture Protection	864,000	12,000	175,000	175,000	55,000	75,000	38,000	21,000	270,000	55,000
07100	Damp proofing & Waterproofing	107,000	1,486	25,000	25,000	10,000	10,000	5,000	2,000	25,000	5,000
07210	Building Insulation	167,000	2,319	20,000	50,000	15,000	15,000	5,000	2,000	50,000	10,000
07510	Membrane Roofing	380,000	5,278	100,000	75,000	-	-	-	15,000	150,000	40,000
07530	Metal Roofing	180,000	2,500	20,000	25,000	30,000	50,000	25,000	-	30,000	-
07810	Applied Fireproofing	30,000	417	10,000	-	-	-	3,000	2,000	15,000	-
08000	Doors and Windows	1,417,500	19,688	60,000	382,000	100,000	135,000	85,000	58,500	475,000	122,000
08110	Steel Doors	275,000	3,819	20,000	60,000	15,000	20,000	25,000	15,000	100,000	20,000
08510	Steel Windows	910,000	12,639	30,000	250,000	75,000	100,000	50,000	30,000	300,000	75,000
08630	Metal-Framed Skylights	107,000	1,486	-	50,000	-	-	-	10,000	35,000	12,000
08700	Hardware	125,500	1,743	10,000	22,000	10,000	15,000	10,000	3,500	40,000	15,000
09000	Finishes	1,066,000	14,806	35,000	270,000	67,000	97,000	62,000	28,000	425,000	82,000
09250	Gypsum Board	285,000	3,958	-	75,000	20,000	30,000	15,000	-	125,000	20,000
09300	Tile	195,000	2,708	10,000	50,000	10,000	15,000	10,000	10,000	75,000	15,000
09600	Flooring	275,000	3,819	10,000	80,000	10,000	15,000	10,000	10,000	125,000	15,000
09700	Wall Finishes	80,000	1,111	-	15,000	7,000	12,000	7,000	2,000	25,000	12,000
09800	Acoustical Treatments	46,000	639	-	10,000	5,000	5,000	5,000	1,000	15,000	5,000
09900	Paints & Coatings	185,000	2,569	15,000	40,000	15,000	20,000	15,000	5,000	60,000	15,000
11000	Equipment	657,500	9,132	20,000	160,000	40,000	50,000	50,000	17,500	280,000	40,000
11020	Security Equipment	52,500	729	20,000	10,000	-	-	-	2,500	20,000	-
11450	Residential Equipment	85,000	1,181	-	20,000	10,000	10,000	-	-	35,000	10,000
11460	Kitchens	520,000	7,222	-	130,000	30,000	40,000	50,000	15,000	225,000	30,000
13000	Special Construction	495,000	6,875	300,000	75,000	25,000	25,000	-	-	50,000	20,000
13600	Solar & Co-generation Equipment	495,000	6,875	300,000	75,000	25,000	25,000	-	-	50,000	20,000
14000	Conveying Systems	175,000	2,431	45,000	30,000	-	-	-	-	100,000	-
14200	Elevators	-	-	-	-	-	-	-	-	-	-
14600	Hoists & Cranes	95,000	1,319	30,000	15,000	-	-	-	-	50,000	-
14800	Scaffolding	80,000	1,111	15,000	15,000	-	-	-	-	50,000	-

CSI Number	<u>Description</u>	Total Scheduled Cost	Cost per Unit (60 units)	Central <u>Facility</u>	Bldg <u>1 0 A</u>	Bldg <u>1 0 B</u>	Bldg <u>1 0 C</u>	Bldg <u>1 0 D</u>	Bldg <u>1 0 E</u>	Bldg <u>1 2</u>	Bldg <u>1 2 X</u>
15000	Mechanical	1,600,000	22,222	90,000	400,000	105,000	145,000	90,000	35,000	600,000	135,000
151000	Fire Supression	330,000	4,583	50,000	75,000	25,000	30,000	25,000	-	100,000	25,000
15200	Plumbing	355,000	4,931	10,000	100,000	20,000	25,000	20,000	10,000	150,000	20,000
15400	Fixtures & Equipment	240,000	3,333	5,000	75,000	10,000	15,000	10,000	10,000	100,000	15,000
15500	Heating Equipment	675,000	9,375	25,000	150,000	50,000	75,000	35,000	15,000	250,000	75,000
16000	Electrical	880,500	12,229	80,000	180,000	64,000	90,000	67,000	22,500	310,000	67,000
16100	Wiring Methods	147,000	2,042	10,000	25,000	12,000	15,000	15,000	5,000	50,000	15,000
16300	Distribution	270,000	3,750	15,000	60,000	20,000	30,000	20,000	5,000	100,000	20,000
16500	Lighting	310,000	4,306	50,000	60,000	20,000	30,000	20,000	10,000	100,000	20,000
16700	Communications	153,500	2,132	5,000	35,000	12,000	15,000	12,000	2,500	60,000	12,000
	TOTAL CONSTRUCTION COSTS	13,803,250	200,700	2,101,000	2,673,000	873,500	1,053,500	723,000	305,250	5,102,500	971,500
,											
	ARCHITECTURE & ENGINEERING										
20100	Architecture	315,000	5,250	40,000	65,000	25,000	25,000	20,000	10,000	100,000	30,000
20200	Structural Engineering	115,000	1,917	25,000	20,000	10,000	10,000	10,000	-	30,000	10,000
20300	Electrical Engineering	45,000	750	10,000	10,000	3,000	3,000	3,000	1,000	10,000	5,000
20400	Civil Engineering	62,000	1,033	20,000	10,000	2,000	2,000	2,000	1,000	20,000	5,000
20500	Surveyor	34,500	575	10,000	10,000	1,500	1,500	1,500	-	5,000	5,000
20600	Environmental Engineering	95,000	1,583	10,000	15,000	2,000	2,000	1,000	-	50,000	15,000
20700	Mechanical Engineering	50,000	833	10,000	10,000	5,000	5,000	2,500	-	15,000	2,500
20800	Fire Protection Engineering	50,000	833	10,000	10,000	5,000	5,000	2,500	-	15,000	2,500
20900	Transportation Engineer	20,000	333	10,000	5,000	-	-	-	-	5,000	-
	TOTAL ARCH. & ENGINEERING	786,500	13,108	145,000	155,000	53,500	53,500	42,500	12,000	250,000	75,000
	INDIRECT COSTS										
21100	Origination Fee & Interest	650,000	9,028	125,000	125,000	40,000	65,000	50,000	20,000	175,000	50,000
21200	Insurance (All risk, Comp., & Liab.)	223,000	3,097	45,000	35,000	20,000	20,000	15,000	3,000	65,000	20,000
21300	Legal-Loan Closings, Title, etc.	190,000	2,639	30,000	30,000	20,000	20,000	20,000	-	50,000	20,000
21400	Marketing	140,000	1,944	-	30,000	15,000	15,000	15,000	-	50,000	15,000
21600	Permits/Approvals	87,000	1,208	8,000	12,000	8,000	10,000	8,000	2,500	30,000	8,500
21700	Office Overhead	85,000	1,181	8,000	12,000	8,000	8,000	8,000	2,500	30,000	8,500
21800	Appraisal & Market Study	28,000	389	-	10,000	2,000	2,000	2,000	-	10,000	2,000
21900	Real Estate Taxes	75,000	1,042	5,000	16,000	10,000	10,000	5,000	2,000	22,000	5,000
	TOTAL INDIRECT COSTS	1,478,000	20,528	221,000	270,000	123,000	150,000	123,000	30,000	432,000	129,000
	SUMMARY of PROJECT COSTS										
	Site Acquisition, Permitting, Sitework,										
	and Construction of 60 dwelling units										
	plus 3200 SF commercial space.										
	ACQUISITION	-	-	_	-	-		_	-	-	-
	SITEWORK	2,425,000	33,681	445,000	501,000	172,500	188,500	120,000	73,000	734,000	191,000
	CONSTRUCTION COSTS (Less Sitework)	11,378,250	200,700	1,656,000	2,172,000	701,000	865,000	603,000	232,250	4,368,500	780,500
	ARCHITECTURE & ENGINEERING	786,500	10,924	145,000	155,000	53,500	53,500	42,500	12,000	250,000	75,000
	INDIRECT COSTS	1,478,000	20,528	221,000	270,000	123,000	150,000	123,000	30,000	432,000	129,000
	CONTINGENCY- 5% of Construction & Sitework	690,163	11,503	105,050	133,650	43,675	52,675	36,150	15,263	255,125	48,575
				2,572,050	3,231,650	1,093,675	1,309,675	924,650	362,513	6,039,625	1,224,075
	TOTAL PROJECT COST	\$ 16,757,913	\$ 232,749	Central	Bldg	Bldg	Bldg	Bldg	Bldg	Bldg	Bldg
			per unit	Facility	10A	10B	10C	10D	10E	<u>1 2</u>	1 2 X

Certificates

Certificate of Tax Compliance

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Pursuant to Chapter 62C, §49A(b) of the Massachusetts General Laws,					
Blair Galinsky (Name)	, authorized signatory for				
	<u>Urban Design and Development Corporation</u> , do hereby certify under the pains and (Name of Proposer)				
Penalties of perjury that	said proposer has complied with all laws of the				
Commonwealth of Massachusetts relating to taxes.					
Signature:	Dees Cealingle				
Printed name:	Blair Galinsky				
Title:	Secretary				
Name of Business:	<u>Urban Design and Development Corporation</u>				
Date:	January 4, 2021				

Certificate of Non-Collusion

The undersigned certifies under the pains and penalties of perjury that this bid or proposal has been made and submitted in good faith and without collusion or fraud with any other person. As used in this certification, the word "person" shall mean any natural person, business, partnership, corporation, union, committee, club or other organization, entity or group of individuals.

Signature:	Poles Chaluste
Printed name:	Blair Galinsky
Title:	Secretary
Name of Business:	Urban Design and Development Corporation
Date:	January 4, 2021

Certificate of Authority

Full Legal Name:	Urban Design and Development Corporation
State of Incorporation:	<u>Massachusetts</u>
Principal Place of Business:	Suite 10, 4 Tannery Brook Row, Somerville, MA 02144
Qualified in Massachusetts:	<u>Yes</u>
President:	Jean TePaske 4 Tannery Brook Row (#17), Somerville, MA 02144
Treasurer:	Craig Bell 128 Skelton Road, Carlisle, MA 01741
Signature:	He Cealins
Printed name:	Blair Galinsky
Title:	Secretary
Name of Business:	<u>Urban Design and Development Corporation</u>
Date:	January 4, 2021

Real Property Disclosure Statement

The undersigned party to a prospective real property transaction hereby discloses and certifies under the pains and penalties of perjury the following information:

(1) Real Property: 12 North Main Street, Westford, MA

(2) Type of Transaction: Deed

(3) Public Agency: Town of Westford

(4) Disclosing Party/Entity Urban Design and Development Corporation

a Massachusetts Corporation

(5) Role of Disclosing Party: Buyer/Grantee

(6) Names and addresses of all who will have a direct or indirect beneficial interest in the real property:

Jean TePaske 4 Tannery Brook Row (#17) Somerville, MA 02144 Craig Bell 128 Skelton Road, Carlisle, MA 01741 Blair Galinsky 4 Tannery Brook Row (#10) Somerville, MA 02144

- (7) None of the named persons is an employee of the Division of Capital Asset Management and Maintenance or an official elected to public office in the Commonwealth of Massachusetts.
- (8) The undersigned acknowledges for himself and for the Disclosing Entity that he has read the provisions of Chapter 7C, Section 38 of the General Laws of Massachusetts.
- (9) This Disclosure Statement is hereby signed under penalties of perjury.

Disclosing Party: Urban Design and Development Corporation

Me Cerlivole January 4, 2021

Authorized Signature of Disclosing Party Date

Blair Galinsky, Secretary Hereunto duly authorized